



The Mehsana Urban Co-Operative Bank Ltd.

HEAD OFFICE MEHSANA

Corporate House, Highway, Mehsana, Gujarat-384002.

[Terms and Conditions for Sale to be uploaded in Bank's website]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of The Mehsana Urban Co-Operative Bank Ltd., Secured Creditor, will be sold on **“As is where is basis, As is what is basis, Whatever there is & Without Recourse”** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Date of E – Auction - 17.08.2026

Time of E- Auction – 12.00 PM to 06.00 PM

Possession Type – Physical Possession

Property Inspection Date and Time – 14.08.2026 from 10.00 AM to 5.00 PM

Last date of EMD Deposit – 16.08.2026

Sr /Lo t No.	Name & address of Borrower/s / Guarantor	Give short description of the immovable property with known encumbrances, if any (Mortgaged by _____)	Total Dues.	1.Reserve Price- Rs. ____/- 2.Earnest Money Deposit (EMD)– Rs. ____/-
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1	J B CONSTRUCTION Address: FIRST FLOOR, 53, SUNSITY RAW HOUSE, PEDDAR ROAD, MOTA VARACHHA, SURAT. ----- Proprietor ----- JAIMISH BABUBHAI KEVADIYA Address: 131, GOKULDHAM SOCIETY, ABRAMA ROAD, MOTA VARACHHCHHA, SURAT-384101. ----- GUARANTOR/S ----- (1) NARESH PREMJBHAI KEVADIYA Address: PLOT NUMBER 15, 822 2 2 SUNCITY BUNGLOWS, OPP PARISHRAM SOCIETY, NEAR GOPAL CHAWK, NAVA NARODA, AHMEDABAD (2) VARSHABEN NARESHBHAI KEVADIYA Address: PLOT NUMBER 15, 822 2 2 SUNCITY BUNGLOWS, OPP PARISHRAM SOCIETY, NEAR GOPAL CHAWK, NAVA NARODA, AHMEDABAD. (3) KRISHNA NAMAN TRAPSIA Address: A 902-SHALIGRAM PLUSH, SHILAJ ROAD NEAR BADSHAH FARM, THALTEJ AHMEDABAD.	Property No. 1 Owner of Property : NARESHBHAI PREMJBHAI KEVADIYA Description of Property : ALL THAT PIECE AND PARCEL OF FREE HOLD NON AGRICULTURE LAND SITUATE LYING AND BEING AT RAMOL, TALUKA VATVA, DISTRICT AHMEDABAD FORMING PART OF SURVEY NO 127/1 ADMEASURING 3541.00 SQ.MTRS OF MOUJE RAMOL OF VATVA TALUKA IN THE REGISTRATION DISTRICT AHMEDABAD AND SUB DISTRICT OF AHMEDABAD-11 ASLALI AND FINAL PLOT NO. 34/1 OF TOWN PLANNING SCHEME NO. 115 ADMEASURING 2125.00 SQMTRS. OR THEREABOUTS (ALONG WITH CONSTRUCTION MADE/TO BE MADE ON THE SAME LAND) Address of Property: PLOT NO. 34/1, SCHEME NO. 115, AT-RAMOL, TALUKA-VATVA, DI- AHMEDABAD. Boundary of Property :- North : FINAL PLOT NO. 33/10 South : 18.00 MTRS WIDE ROAD East : FINAL PLOT NO. 33/8 West : SARDAR PATEL RING ROAD.	Rs.4,85,66,295.00 (Rupees Four Crore Eighty Five Lakh Sixty Six Thousand Two Hundred Ninety Five Only) up to 03/09/2025	Property No.1 Reserve Price – Rs.35,68,32,000/- Earnest Money Deposit Rs.3,56,83,200/-
2.	Karmyogi Construction Address :- Gadhali, Dist. Bhavnagar–364750. ----- Proprietor ----- Dashrathbhai Sukhdevsinh Gohil		Rs.4,94,04,811.00 (Rupees Four Crore Ninty Four Lakh Four Thousand	



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	Address:- Gadhali, Dist. Bhavnagar-364750. ----- GUARANTOR/S ----- (1) Naman Kanubhai Trapasiya Address: - A-902, Shaligram Plus, Shilaj Road, Nr. Badshah Farm, Thaltej, Ahmedabad. (2) Naresh Premjibhai Kevadiya Address: - Plot No.15, 822/2/2, Suncity Bungalows, Opp. Parishram Society, Nr. Gopal Chowk, Nava Naroda, Ahmedabad. (3)Varshaben Nareshbhai Trapasiya Address:- Plot No.15, 822/2/2, Suncity Bungalows, Opp. Parishram Society, Nr. Gopal Chowk, Nava Naroda, Ahmedabad.		Eight Hundred Eleven Only) up to 30/09/2025	
3.	Bhumi Consultancy Services Address:- 302, Mangalmurti Complex, Third Floor, Opp. City Gold Multiplex, Ashram Road, Ahmedabad. -----Partners----- (1) Mittal Arunkumar Patel Address:- 20, Dineshpark Society, Ramji Mandir Road, Ranip, Ahmedabad. (2) Bhumika Mittal Patel Address:- 20, Dineshpark Society, Ramji Mandir Road, Ranip, Ahmedabad. ----- GUARANTOR/S ----- (1)Varshaben Nareshbhai Kevadiya Address:- Plot No.15, Suncity Bungalows, Opp. Parishram Society, Nr. Gopal Chowk, Nava Naroda, Ahmedabad.		Rs.5,73,53,002.00 (Rupees Five Crore Seventy Three Lakh Fifty Three Thousand Two Only) up to 31/05/2025.	



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4.	(2) Krishna Namankumar Trapasiya Address:- A-902, Shaligram Plus, Shilaj Road, Nr. Badshah Farm, Thaltej, Ahmedabad. (3) Naresh Premjibhai Kevadiya Address at:- Plot No.15, Suncity Bungalows, Opp. Parishram Society, Nr. Gopal Chowk, Nava Naroda, Ahmedabad. M N Construction Address:- Shop No.16, Second Floor, Saundarya Skylon, Near Avsar Party Plot, Modhera Road, Mehsana-384002. -----Partners----- (1) Mittalkumar Jagdishbhai Patel Address :- 27, Radhe Bungalows, Modhera Road, Mehsana. (2) Naimeshkumar Haribhai Patel Address:- 45, Nandanvan Township, Modhera Road, Mehsana. -----Guarantor----- (1) Nareshbhai Premjibhai Kevadiya Address:- Plot no.15, "SUNCITY BUNGLOWS", Opp. Parishram Society, Near Gopal Chowk, Nava Naroda, Ahmedabad. (2) Hiteshbhai Maganbhai Bhuvra. Address :- 6, "KENSIVILLA", 18 Bungalows, Near Ashtmangal Orchid, Opp. Ved Bungalows, Nikol, Naroda, Ahmedabad. (3) Namankumar Kanubhai Trapsia Address at:- A-902, Shaligram Plus, Shilaj Road, Near Badshah Farm, Thaltej, Ahmedabad-380059.		Rs.4,67,70,149/- (RUPEES Four Crore Sixty Seven Lakh Seventy Thousand One Hundred Forty Nine Rupees Only) up to 30.04.2025.	
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5	MY CHOICE FOOD PRODUCTS Address: B-48, GUJARAT AGRO INFRASTRUCTURE MEGA FOOD PARK, NEAR EKTA PARK, STATE HIGHWAY 168, MOJHE SHAH, TA: MANGROL, DIST: SURAT ----- Proprietor ----- BIPINBHAI PRAHLADBHAI PATEL Address: B-704 VASTU LEKH RESIDENCY, OPP. PAL TALAV, PAL, SURAT ----- GUARANTOR/S ----- (1) TUSHAR BHAGVANBHAI PATEL Address: A-3/103, GREEN AVENUE APPARTMENT, L P SAVANI ROAD, ADAJAN, SURAT. (2) DIPIKABEN BIPINBHAI PATEL Address: B-704 VASTU LEKH RESIDENCY, OPP. PAL TALAV, PAL, SURAT. (3) HASMUKHBHAI TULSIBHAI PATEL Address: A-302, ROYAL RESIDENCY, CANAL ROAD, MAGOB, SURAT. (4) LALPRATAPSIH PRABHUNATH RAJPUT Address: B 520 MILENIYAM PARK SOCIETY, NEAR OM NAGAR, KHARVASA ROAD, DINDOLI, SURAT-395002. (5) SUNITASINH LALPRATAPSIH RAJPUT Address: B 520 MILENIYAM PARK SOCIETY, NEAR OM NAGAR, KHARVASA ROAD, DINDOLI, SURAT-395002.	Owner of Property : BIPINBHAI PRAHLADBHAI PATEL Description of Property : Non-agricultural land meant for residential purpose situated in District Mehsana, Sub-District/Taluka Mehsana, Village Shobhasan, bearing Old Revenue Survey No. 420/Paiki-31 and New Revenue Survey No. 614 Out of the said land, Plot No. 36,37,48,49 where each plot admeasuring 135.45 sq. meters, forming a total area of 541.80 sq. meters along with all existing and future construction thereon, together with all appurtenant rights inside and outside the said property, is described as under: Address of Property : NEW R.S.NO.614, Village Shobhasan, Taluka & District: Mehsana. Boundary of Property :- East: INTERNAL ROAD, West: INTERNAL ROAD, North: PLOT NO.38 AND 47, South : PLOT NO.35 AND 50	Rs.3,52,41,330.00 (Rupees Three Crore Fifty Two Lakh Forty One Thousand Three Hundred Thirty Only) up to 30/04/2025	Reserve Price – Rs.40,80,838/ Earnest Money Deposit Rs.4,08,084/-
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6	Shan Associates: Address: C 801 AARYAN EMINENT NEAR KARGIL PETROL PUMP S G HIGHWAY AHMEDABAD, - 380060 -----Partners----- (1) Pratik Jashvantbhai Thakkar Address: C 801 AARYAN EMINENT NEAR KARGIL PETROL PUMP S G HIGHWAY AHMEDABAD— 380060 (2) Jashvantbhai Valajibhai Thakkar Address: C 801 AARYAN EMINENT NEAR KARGIL PETROL PUMP S G HIGHWAY AHMEDABAD, — 380060 -----Guarantors----- 1) ANKIT PRATAPBHAI PUJARA Address: OLD RESIDENCE, OPPOSITE STATE BANK OF INDIA, BHABHAR, OLD BANASKANTHA-385320. 2) VIJAYABEN JASVANTBHAI THAKKAR Address: C 801 AARYAN EMINENT NEAR KARGIL PETROL PUMP S G HIGHWAY AHMEDABAD, — 380060	1. Property in the name of Thakkar Vijyaben Jasvantbhai Property Consisting Residencial Open Plot No.41 of Revenue Survey No.382, admeasuring 137.50 Sq. Mtr in situated Saraswati Society, Masali Road, At Radhanpur, Ta Radhanpur, Dist Patan. Four Boundaries:, North: Society Internal Road, South: Open Plot, East: House of Dineshbhai, West: Society Internal Road 2. Property in the name of Thakkar Vijyaben Jasvantbhai Property Consisting Residencial Open Plot No.96 of Revenue Survey No.382, admeasuring 67.50 Sq. Mtr in situated Saraswati Society, Masali Road, At Radhanpur, Ta Radhanpur, Dist Patan. Four Boundaries: North: Plot No. 97, South: Plot No. 95, East: Plot No. 128, West: Common Road.	Rs.29,19,470/- (Rupees Twenty Nine Lakh Nineteen Thousand Four Hundred Seventy Rupees Only) up to 30.11.2024	Property No.1 Reserve Price — Rs.18,00,000/ Earnest Money Deposit Rs.1,80,000/- Property No.2 Reserve Price — Rs.8,50,000/ Earnest Money Deposit Rs.85,000/-
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TERMS & CONDITIONS

- 1) The above Secured Assets shall be sold on the basis of “As is where is, As is what is, whatever there is and without recourse” and not to be sold below the Reserve Price mentioned as above.
- 2) Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- 3) Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
- 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets except Society Dues,



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Property Tax & Electricity Charges etc. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of The Mehsana Urban Co. Op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to The Mehsana Urban Co. Op. Bank Ltd. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.

- 5) Applicable Stamp Duty/ Additional Stamp Duty/ Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- 6) All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the purchaser only.
- 7) Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Maulik Shrimali -9173528727 | 9265562819 | 9265562821 | 9265562818, Maulik.shrimali@auctiontiger.net or support@auctiontiger.net.
- 8) EMD and KYC should reach the undersigned on or before 16.08.2026 up to 2.30 pm.
- 9) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of the amount as mentioned in Auction Notice.
- 10) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 30 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of The Mehsana Urban Co. Op. Bank Ltd "Auction EMD (Sec Deposit)Account" No. 001015901500005, IFSC Code: MSNU00000001, for inspection of the secured assets OR any information please contact to Mobile No. 8347015611 & 9898260305, Recovery Department, Head Office, Mehsana.
- 12) The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
- 13) The sale certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name (s).
- 14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 15) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 16) No person other than intending Bidder/offeree themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
- 17) The Borrower Company through its Directors, Guarantors & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.
- 18) The sale is subject to confirmation by the Authorised Officer.
- 19) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.



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20) It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

STATUTORY NOTICE:-As per Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

The present address of the Borrower Company & Residence of Directors, Guarantors & Mortgagor are not known. Hence, this notice also be considered as a 15/30 days' notice to the Borrower Company its Directors, Guarantors & Mortgagor of the above said outstanding dues about holding of fresh/subsequent public auction as the case may be for sale of above secured assets on the above mentioned date & other details.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Mehsana Urban Co Op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/-

Date: 09.07.2026

Place :- Mehsana

Name:

Authorised Officer

The Mehsana Urban Co-Operative Bank Ltd.



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